



Planning Commission
Public Hearing
March 22, 2012

Newport Banning Ranch

Land Use and Related Planning Programs

Consistency with the Coastal Act

- Addressed in Section 4.1
 - Public access
 - Public facilities
 - Lower-cost visitor/recreation facilities
 - Priority uses
 - Location of development

Biological Resources

Gnatcatcher Habitat

- Critical habitat ≠ occupied
- Analyzed in the EIR
 - Gnatcatchers observed
 - 23 acres impacted
 - Impact reduced to less than significant
- FESA protections

Biological Resources

ESHA

- Defined by the Coastal Act
- Case-by-case determination by CCC
- Only two identified ESHA areas
- Section 4.6 address biological resources
- EIR will be used by CCC

Biological Resources

Vernal Pools/San Diego Fairy Shrimp

- Not all areas that pond water are vernal pools
- Reviewed 54 features
- Aerial surveys, not ground-based
- None were vernal pools or wetlands
- Project avoids VP₁ and VP₂

Biological Resources

Mowing and Fuel Modification

- Oil Field mowing
 - On-going maintenance
 - Required by DOGGAR
 - CCC exemption
 - Include environmental protections
- Fuel modification

Hazards and Hazardous Materials

Oil Field-related Hazards

- X

Transportation and Circulation

Bluff Road Improvement/Alignment

- Primary Road (4 lanes, divided)
- Several design factors
 - Earthwork
 - Road geometrics/design speeds
 - Connection to Coast Hwy
 - Impacts to habitat and topography

Transportation and Circulation

CCC Action on Coast Hwy Connection

- Sunset Ridge Park access
- CCC has not acted on the City's CDP
- No CCC findings/actions

Transportation and Circulation

OCTA Action on 19th Bridge

- X

Air Quality

Health Risks to Residents/Park Users

- 75% of emissions from vehicles
- Most emissions occur off-site
- Little exposure to person on-site, nearby

Air Quality

Tier 4 Construction Equipment

- Short-term regional NO_x impact

Air Quality

Remediation First

- X

x